

PB# 93-20

Anthony's Pier 9

37-1-25,26,27

~~RR-123~~-20 Anthony's Pier 9

Approved 6/20/93

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13351

Received of

MFPJJRT

May 20 19 93

\$ 150.00

One Hundred Fifty

00 DOLLARS

For

Planning Board 93-20 App. Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR. 006462		150.00

By

Pauline M. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13350

Received of

Town Clerk

May 20 19 93

\$ 750.00

Seven Hundred Fifty

00 DOLLARS

For

Planning Board (Sewer MFPJJRT) # 93-20

DISTRIBUTION:

FUND	CODE	AMOUNT
CR. 006463		750.00

By

Juan Zappala

Deputy Comptroller

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13532

Received of

MFPJJRT d/k/a Anthony's Pier

August 23 19 93

\$ 150.00

One Hundred Fifty and 00/100

DOLLARS

For

Planning Board Approve Fee # 93-20

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 006835		150.00

By

Pauline M. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

FUND	CODE	AMOUNT
CR. 006462		150. ⁰⁰

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline G. Townsend
Town Clerk
 Title

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

13350

Received of Town Clerk May 20 19 93
Seven Hundred Fifty \$ 750.⁰⁰
Planning Board 00 DOLLARS
 For # 93-20 CSHOW MFPJRT 100

DISTRIBUTION:

FUND	CODE	AMOUNT
CR. 006463		750.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Juan Zappala
Deputy Comptroller
 Title

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

13532

Received of MFPJRT d/k/a Anthony's August 23 19 93
One Hundred Fifty and 00/100 \$ 150.00
 For Planning Board Approval Fee #93-20 DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 006835		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline G. Townsend
Town Clerk
 Title

Eng fee:
 \$145.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/24/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-20

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/30/93	PLANS STAMPED	APPROVED
05/26/93	P.B. APPEARANCE	LA:ND WVE PH.
05/26/93	P.B. APPEARANCE (CON'T) . STRIPING SHOULD BE CORRECTED ON PLAN - BOND NOT REQUIRED	APPR. CONDITIONALLY
05/12/93	P.B. APPEARANCE (DISCUSSION)	SUBMIT APPLICATION
05/05/93	WORK SESSION APPEARANCE	NEXT AGENDA:DISCUSS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/93

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 93-20

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/20/93	ESCROW MINIMUM	PAID		750.00	
05/12/93	P.B. ATTY. FEE	CHG	35.00		
05/12/93	P.B. MINUTES	CHG	22.50		
05/26/93	P.B. ATTY. FEE	CHG	35.00		
05/26/93	P.B. MINUTES	CHG	36.00		
06/29/93	P.B. ENGINEER FEE	CHG	145.50		
08/23/93	RETURN TO APPLICANT	CHG	476.00		
	TOTAL:		750.00	750.00	0.00

*Please issue a check in
the amount of \$476.00 to:*

*MFPJJRT
D-B-A Anthony's Pier 9
87 Rt. 9W
New Windsor, N.Y. 12553*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/24/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-20

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/20/93	MUNICIPAL HIGHWAY	06/04/93	APPROVED
ORIG	05/20/93	MUNICIPAL WATER	06/04/93	APPROVED
ORIG	05/20/93	MUNICIPAL SEWER	06/22/93	APPROVED
ORIG	05/20/93	MUNICIPAL SANITARY	/ /	
ORIG	05/20/93	MUNICIPAL FIRE	05/24/93	APPROVED
ORIG	05/20/93	PLANNING BOARD ENGINEER	/ /	

RESULTS OF P.B. MEETING

DATE: May 26, 1993

PROJECT NAME: Anthony's Acc 9 PROJECT NUMBER 93-20

LEAD AGENCY:

* NEGATIVE DEC:

M) S S) L VOTE: A 4 N 0

* M) D S) S VOTE: A 4 N 0

CARRIED: YES X NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) L S) S VOTE: A 4 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S S) L VOTE: A 4 N 0 YES NO X

SEND TO DEPT. OF TRANSPORT: M) S S) L VOTE: A 4 N 0 YES NO X

DISAPP: REFER TO Z.B.A.: M) S S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S S) D VOTE: A 4 N 0 APPR. CONDITIONALLY: See below

NEED NEW PLANS: YES ✓ NO

DISCUSSION/APPROVAL CONDITIONS:

striping should be corrected on plan.

(M) S S S . all eyes
Don't need

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

REGULAR ITEMS:

ANTHONY'S PIER 9 SITE PLAN (93-20) RT. 93

Marshall Rosenblum appeared before the board for this proposal.

MR. ROSENBLUM: This is in response to the application last time on the revised building. What we've shown on this plan is the revised garage configuration 50 by 85 as previously discussed with the board. In addition, we've shown the improvements that we ultimately had intended to provide with the expanded parking lot area for overflow parking at the rear, all the area leveled by the garage or flattened with the chain link fence running along in front of the property line at the top of the hill and then changing to a stockade fence at the area bound by the Langer property to the south as a screen to that property. And that in addition there was one problem with the handicapped accessible parking that was provided previously at the side entrance is that delivery trucks were parking there and everybody was using that as a convenient loading zone by putting planks over it so the intent there is to close that off as a space and we have relocated that space towards the front.

MR. PETRO: Mark has a problem with the widths of the handicapped, the striped areas, the striped aisles are supposed to be eight foot also I guess you have five foot here.

MR. EDSALL: We didn't pick that up and the last State Code and the ADA don't agree that is the problem but in any case ones that are over against the building actually are a mixture and the other ones I believe the current code that the Town is enforcing I just want to make sure when you go to stripe that they are the same.

MR. ROSENBLUM: There's plenty of room.

MR. EDSALL: 8 and 8 works.

MR. ROSENBLUM: Are you talking about the eight foot space that is called a universal space if you add up the numbers it's the same thing, it's the same difference.

MR. EDSALL: Spacing works, I just want to make sure when they do the striping that is an easy one.

MR. PETRO: Plan is correct but in the field the striping is wrong.

MR. EDSALL: What I am saying I want to make sure that they catch it now so they don't stripe it incorrectly.

MR. PETRO: Is this plan correct?

MR. EDSALL: No, before it's stamped we should have it corrected.

MR. PETRO: Marshall what other additions or corrections to this plan other than the plan that has already been approached by the New Windsor Planning Board I don't think there's any, is that correct? I think it was just the one building on the back we're doing right now.

MR. EDSALL: There's a couple minor changes that they've added to the plan you may want to just go over those.

MR. ROSENBLUM: The fencing I've mentioned and the overflow parking area.

MR. PETRO: We have from the Town Board from George Green Supervisor a letter to Mr. Bonura, who is the property owner. I'm writing to you to inform you that the Town Board of the Town of New Windsor has granted permission for you to erect a fence across the right-of-way cul-de-sac at the end of Nee Street where it adjoins your property. Town attorney will provide an easement agreement for you at his earliest possible

convenience. You may however use this letter as authority to proceed with the construction upon receiving final site plan approval from the Planning Board. Signed George A. Green, Supervisor and is dated May 26, 1993 and the reason we're going over that is because I see you have added the fence to the site plan. Does anyone have a problem or want to discuss any of it? There are some additional paving at the back of the rear of the site indicated for overflow parking addition of a patio and the front of the building canopy, does anyone have any comments on that?

MR. ROSENBLUM: There's no additional patio in the front that was always there.

MR. EDSALL: That is just an identification of a finished area that just wasn't picked up before, I don't believe that is proposed, that is something that is there.

MR. LANDER: We have overflow parking, what kind of contours are we looking at here on the overflow parking?

MR. ROSENBLUM: It's there right now, the hard lines are the parking, the hard lines are the grades so we're going just about a foot off, this is the hillside area back here so we're, this is graded already.

MR. PETRO: He was here at the last meeting basically see the 4,252 foot vehicle storage building it was approved there, he wanted to change the footprint of it around so he decided it would be best to have it on a plan.

MR. ROSENBLUM: We're increasing the side yard setback and changing the proportion. It was 120 feet long, this is rock all through here, it's a rock ledge, it made no sense to move it without reason. The proportion of the building now is simply based on the double stacking double depth of the limousines.

MR. LANDER: So you are increasing the size of the building. I have problem with the stockade fence. How many parking spaces do we need here?

MR. ROSENBLUM: That doesn't change the overflow parking would be at the times where they may have unusual number of cars, limousines, people who come in with R.V.s, trucks, they just don't fit in the regular places and they are blocking the aisles.

MR. LANDER: I don't like the idea of a left turn coming out of here but it's a dangerous situation, I made a right.

MR. ROSENBLUM: The contours will change when the electric goes underground.

MR. PETRO: Submittal of this plan and application to New York State DOT and Orange County Planning Department to be required.

MR. ROSENBLUM: That was last time.

MR. EDSALL: You may want to knowledge the minor nature of the changes and just make a determination so it is in the record.

MR. PETRO: Only major change to this entire site plan other than the fence in the rear we've changed the footprint of that one building, we reduced it in length, I don't see Writs s to clog up the works at the Orange County Planning Department.

MR. SCHIEFER: I agree.

MR. EDSALL: Nor as well I would assume there's any impact on the State DOT.

MR. PETRO: That is my feeling. Any other comments? Why don't we put it in the form of a motion.

MR. LANDER: This is on the footprint of the building, the fence.

MR. PETRO: This plan basically is identical to an improved plan, the only changes on the plan is the vehicle storage building in the rear which we told him last time the board felt there wasn't a problem with

it. He's making it a little smaller in length because of the rock formation in the back but we'd like to see it on the plan. Being he's doing that, he also did the fence up in the rear.

MR. SCHIEFER: Why don't we declare lead agency. I make a motion the New Windsor Planning Board take lead agency in this matter under the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board take lead agency for Anthony's Pier 9 site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. SCHIEFER: I'll make a motion that due to the minor nature of the changes we skip going to the Orange County Planning and the DOT.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board do not send this plan to New York State DOT and Orange County Planning Department because of the minor nature of the application. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: Do we need to waive public hearing on this?

MR. EDSALL: Just do it for the record.

MR. LANDER: I make a motion we waive public hearing.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board waive public hearing for Anthony's Pier 9 site plan amendment.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we declare neg dec.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board declare neg dec for Anthony's Pier 9 site plan amendment.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: This plan should require that a bond estimate be submitted in accordance with paragraph A (1)(G) of Chapter 19 of the Town Code.

MR. EDSALL: We should just discuss if the areas being developed is overflow parking and it's not required to meet the minimum requirements of the code do you care to have it as a bonded item or require its construction as part of the C.O. of the garage or car care, just to approve it as being available space for him to do that.

MR. PETRO: We're talking about the bond estimate being

waived or not required for the blacktopping due to the fact that it is being done at the owner's desires and not required under any but Planning Board or New York State law.

MR. SCHIEFER: I make the motion that we waive the need for the bond estimate since all the work is being done at the owner's discretion, he doesn't need it to meet the requirements.

MR. PETRO: Only on parking.

MR. EDSALL: All the other site improvements are already covered by previous approvals so this just makes thing easier.

MR. LANDER: Marshall, we're going to pave that, is that what it says on here?

MR. ROSENBLUM: Yes.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board not require a bond estimate for this site plan due to the nature of the requirement as not asking for it to be done.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. SCHIEFER: Is there any reason why we can't approve this now?

MR. PETRO: No. Also for the minutes, municipal fire has been approved on 5/24/93.

MR. SCHIEFER: I make a motion that we approve Anthony's Pier 9 site plan amendment.

MR. DUBALDI: Second it.

May 26, 1993

9

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grants approval to Anthony's Pier 9 site plan amendment subject to the handicapped parking be corrected on the plan before it's stamped.

MR. SCHIEFER: Thank you, Mr. Petro, that is exactly what I was thinking.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

CORRESPONDENCE

DISCUSSION

ANTHONY'S PIER 9 - ROUTE 9W

Marshall Rosenblum appeared before the board for this proposal.

MR. ROSENBLUM: Some time ago, we had approval for the 3,000 square foot vehicle storage building with a 120 foot length on it, 25 foot depth which represents bays for the limousines to pull in. We hit significant rock as shown by the green line which represents the limit that that land can be developed. In response to that condition, we're asking permission from the board prior to supplying you with the final site plan which would include the fencing, this modification and another hopefully property line modification that is in progress. At any rate, the vehicle storage building size is based on clearance to the rock line and the dimensions of the limousines being able to double stack them in there, actually having less capacity than the original building. We've also increased the clear distance from the existing building to the proposed structure by 4 more feet. The additional we'd like permission from the board to proceed with this building tonight if possible. The circle represented at the upper left-hand corner of your plan which is part of a turnaround circle for the paper street would have provided access if it were developed for at least two lots, I believe now which are incorporated in the Pier 9 lands, Joe Bonura has approached the board, George Green, to hopefully acquire this and thereby give us a straight line across and be able to provide a much more even development along the rear. That is the sum of the request tonight.

MR. VAN LEEUWEN: I know there's a lot of rock up in back there, I've seen it.

MR. PETRO: Mark, all the setbacks, nothing is going to be changed looks like?

MR. SCHIEFER: The setbacks are improved.

MR. EDSALL: They approached us at the workshop and at that point, they were discussing the fencing, the planting of some landscaping in the rear just some cleanup to the rear area and we said we'll take care of that, it's part of a site plan amendment, once it's all resolved and low and behold along came the rock condition and we suggested they include that all in the same site plan but since they are not prepared to submit on the other items now, they are stuck with the problem of wanting to proceed with the construction of the garage that you have already approved but not being prepared to submit the amended plan that covers 3 items so what I suggested is that Marshall and I think Joe was planning on attending if possible, come in and seek your approval for this revised shape, it does increase the setbacks.

MR. DUBALDI: But the building is also 1,250 square feet larger.

MR. EDSALL: It goes from 3,000 square foot to 4,250. The explanation I got from Marshall having to stack them in that direction is less efficient, they actually preferred having more doors with individual access to the vehicles but the fire department I believe there's a response on file we discussed that.

MR. PETRO: I can read that.

MR. VAN LEEUWEN: What are you going to attach that to the existing building on the other property line?

MR. ROSENBLUM: Freestanding building 54 foot separation.

MR. VAN LEEUWEN: What does this show here?

MR. ROSENBLUM: This is the freestanding building.

MR. VAN LEEUWEN: What's this here?

MR. ROSENBLUM: That is a dumpster enclosure.

MR. VAN LEEUWEN: What's this here?

MR. ROSENBLUM: That is the emergency generator.

MR. VAN LEEUWEN: I know he's got some buildings to the left side of the property.

MR. ROSENBLUM: That is dumpster enclosure and to the left of that is a chain link enclosure for the generator.

MR. PETRO: Dated May 10, 1993 Town Fire Inspector, I have no objection to the change of the configuration of the garage which is proposed on Mr. Joseph Bonura's property. This site plan is acceptable to this writer. Signed Robert F. Rogers, Fire Inspector.

MR. VAN LEEUWEN: I have no problem with it, go ahead and put it on the map and we'll see you or you just want to go ahead and approve this? You can't approve.

MR. PETRO: Do you have an official site plan where we can plot this and draw this on the site plan of the entire site plan?

MR. ROSENBLUM: I can modify the existing site plan. What I would like to do is not to provide a site plan and then another site plan. As soon as the other issues are revised, I'd like to provide one last final site plan and ask the board.

MR. PETRO: What other issues?

MR. ROSENBLUM: The Nee Street property line, the property acquisition of the circle.

MR. SPIGNARDO: I don't think you're going to acquire that piece of property. The feeling of the board is that we want to hang on to it but we might allow you to fence it but in the event that we might need that in the future we're going to hang on to it. The board is not going to do that.

MR. ROSENBLUM: Okay.

MR. PETRO: I think what you have to do is plot this on

a regular site plan and it's going to be an amended site plan. You'll have to have a formal application as an amended site plan. Obviously the board does not have a problem with this. It's a matter of procedure. Does he want to start work immediately?

MR. ROSENBLUM: He wanted to start work in about a week or so.

MR. VAN LEEUWEN: We have to see it on a plan.

MR. PETRO: It's a change of footprint it just has to be.

MR. EDSALL: Now there was no doubt we told them in the workshop they had to submit a plan for stamping what they'd like to do is not submit a change for the changed configuration and for the fencing and landscaping in the rear. They are looking to get authorization to proceed on the altered footprint and come back.

MR. PETRO: Can the New Windsor Planning Board give them 90 day grace period at which to proceed and come in within the 90 days for an amended site plan?

MR. EDSALL: I would like another, this being no different than with Windsor Crest where the footprint was revised and the zoning compliance was maintained and you effectively said now there's not a problem, we can stamp but we don't want to stop you from proceeding. It's a similar situation in my mind as long as you're clear that the zoning not being compromised and that is the case here actually increasing the setbacks.

MR. PETRO: With new Hilltop we know they are coming in for Phase Two, we can give him permission to proceed. I'm not saying I will or won't.

MR. DUBALDI: I'd like to see maps.

MR. ROSENBLUM: Map would effectively reflect the change. It could be submitted for the next meeting.

MR. PETRO: That is fine.

MR. ROSENBLUM: In which case we would assume that there would be no change to the property line.

MR. PETRO: Correct, just the only thing for the next meeting amended site plan will show the new footprint of the vehicle storage building. We can put it on for the next meeting. In the meantime, I think I'll poll the board, anyone have a problem with them to start securing a building permit and clearing whatever they want to get started there as long as you're going to be here in two weeks and then this is only for vehicle storage as far as we get into some other work on the cul-de-sac, I don't know about that. That would be a whole new review.

MR. ROSENBLUM: We'll submit a revised plan for the new shape of the vehicle storage building.

MR. PETRO: It's for everyone's benefit whenever a change of footprint if you go to the back and it's not the same.

MR. ROSENBLUM: Just an effort to save paper.

MR. PETRO: Thank you.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
(914) 565-8800
FAX 914-565-1142

OFFICE OF THE SUPERVISOR

May 26, 1993

Mr. Joseph Bonura
Anthony's Pier 9
101 Route 9W South
New Windsor, NY 12553


Dear Mr. Bonura,

I am writing to inform you that the Town Board of the Town of New Windsor has granted permission for you to erect a fence across the right of way cul-de-sac at the end of Nee Street where it adjoins your property.

The Town Attorney will provide an easement agreement for you at his earliest possible convenience. You may however use this letter as authority to proceed with construction upon receiving final site plan approval from the Planning Board.

Should you have any questions regarding this matter, please feel free to contact me.

Very truly yours,


George A. Green, Supervisor
Town of New Windsor

GAG/dg

cc: J. Tad Seaman, Attorney for the Town

Read into the minutes at the 5/30/93 P.B. Meeting

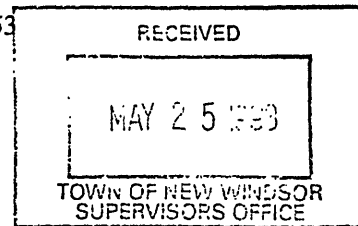
CC: J. Bonura



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



May 25, 1993

Town of New Windsor Town Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: GEORGE GREEN, SUPERVISOR
SUBJECT: PIER 9 - NEE STREET FENCING

Dear Supervisor Green:

The owner of Pier 9, Mr. Joseph Bonura, recently contacted the Town Board seeking approval to obtain the right to install a fence across the right-of-way of Nee Street which adjoins his property. We understand that the original request included consideration of purchasing the paper right-of-way, which includes the cul-de-sac of Nee Street, however, it was the recommendation of both our office and Tad Seaman at the work session that the Town Board consider only allowing Mr. Bonura to have an easement to erect his fence and that we would perform a field review along with the Highway Superintendent to review this proposal.

In line with the request of the Town Board, the undersigned of our office, along with Skip Fayo and Joe Bonura, performed a field review on 25 May, 1993. It was determined, based on our field review, that the installation of a fence across the cul-de-sac at the end of the paved street would not interfere with the Highway Department's required maintenance and snow plowing of the street and we would, therefore, recommend that an easement be provided at the location shown on the attached sketch plan to allow Mr. Bonura to install a chain link fence across the cul-de-sac and his rear property line. We understand that the purpose of the fence is to prevent people, including children, from walking onto the property of Bonura and potentially getting hurt due to the steep slopes above the existing parking lot.

We are hopeful that the recommendation noted above will receive your positive consideration, however, if you should have any questions in this matter, please contact our office.

Very truly yours,

Richard D. McGoey, P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

Fred Fay @
Fred Fay
Highway Superintendent

RDM:mlm
Enc.

cc: Town Board Members
J. Tad Seaman, Attorney for the Town
Fred Fay, Highway Superintendent
Joseph Bonura

RESULTS OF P.B. MEETING

DATE: May 12, 1993

93- 20

PROJECT NAME: Anthony's Pier 9 PROJECT NUMBER —

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___N___

* M)___ S)___ VOTE:A___N___

CARRIED: YES___NO___

* CARRIED: YES:___NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___N___

WAIVED: YES___NO___

SEND TO OR. CO. PLANNING: M)___S)___ VOTE:A___N___YES___NO___

SEND TO DEPT. OF TRANSPORT: M)___S)___ VOTE:A___N___YES___NO___

DISAPP: REFER TO Z.B.A.: M)___S)___ VOTE:A___N___YES___NO___

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M)___S)___ VOTE:A___N___ APPROVED:___

M)___S)___ VOTE:A___N___ APPR. CONDITIONALLY:___

NEED NEW PLANS: YES___NO___

DISCUSSION/APPROVAL CONDITIONS:___

Submit Amended S.P. w/ application

Work will be able to proceed.

Next agenda - if ready,



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ANTHONY'S PIER 9 SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 9W (WEST SIDE)
SECTION 37-BLOCK 1-LOTS 25, 26, 27
PROJECT NUMBER: 93-20
DATE: 26 MAY 1993
DESCRIPTION: THIS SITE PLAN AMENDMENT INVOLVES A CHANGE TO THE
PREVIOUSLY APPROVED VEHICLE STORAGE BUILDING, AS
WELL AS SOME PROPOSED FENCING. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS.

1. As the Applicant's representative explained at a previous meeting, conditions encountered during the construction of the vehicle storage building warranted a revisions to the footprint of the vehicle storage building. In line with that change, this plan has been submitted and the following changes are noted:
 - a. Change of vehicle storage building from 120' x 25' to 50' x 85'.
 - b. Addition of paving at the rear of the site, indicated for "overflow parking".
 - c. Addition of fencing along the rear of the property.
 - d. Addition of "patio" in front of building canopy.

The Board should confirm, with the Applicant, that no other changes are proposed or shown.

2. With regard to the vehicle storage building change, I am aware of no zoning or engineering concerns with regard to this proposed change.

The Board may wish to review the remainder of the proposed changes with the Applicant at this meeting.

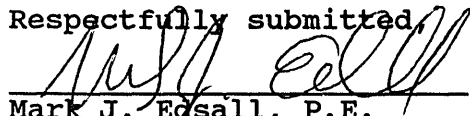
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: ANTHONY'S PIER 9 SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 9W (WEST SIDE)
SECTION 37-BLOCK 1-LOTS 25, 26, 27
PROJECT NUMBER: 93-20
DATE: 26 MAY 1993

3. With regard to the handicapped parking spaces shown along the front of the property, these should be corrected to indicate 8' space widths and 8' striped aisles.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. Submittal of this plan/application to the New York State Department of Transportation and Orange County Planning Department will be required.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:ANTHONY.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 20

DATE PLAN RECEIVED: MAY 20 1993

The maps and plans for the Site Approval Anthony's Pk. 9
Subdivision _____ as submitted by
Rose Plummer for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

G. L. Ayer 6/4/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 20

DATE PLAN RECEIVED: MAY 20 1993

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

PEIR 9 _____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 6.22.93
SANITARY SUPERINTENDENT _____ DATE _____

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 24 May 1993
SUBJECT: Anthony's Pier 9


PLANNING BOARD REFERENCE NUMBER: PB-93-20
DATED: 20 May 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-034

A review of the above referenced subject site plan was conducted on 20 May 1993.

This site plan is acceptable.

PLANS DATED: 17 May 1993; Revision 9.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 93-20
WORK SESSION DATE: 5 May 1993 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Pier 9 Slip Arm
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Marshall
MUNIC REPS PRESENT: BLDG INSP. Conf
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

① Revise Vehicle Storage Garage (accessory bldg)
was 75 x 120 now 85 x 50
3000 4250
increasing setback.

② Reest. culdesac → T/A

③ fence -

Discussion Item
5/12 agenda

MYRA

4MJE91 pbwsform

Remind Bob D. to make minor re garage change.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 10 May 1993
SUBJECT: Anthony's Pier 9

At the workshop secession held on 5 May 1993, a site plan was presented to Mr. Mark Edsall and this writer by Mr. Marshall Rosenblum representing Anthony's Pier 9.

I have no objection to the change of the configuration of the garage which is proposed by Mr. Joseph Bonura.

This site plan is acceptable to this writer.


Robert F. Rodgers
Fire Inspector

RR:mr

MAY 20 1993

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Anthony's Pier 9
2. Name of Applicant Mary Bonura Phone 565-4210
Address 101 Route 9W, New Windsor, NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Mary Bonura Phone 565-4210
Address (as above)
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Marshall Rosenblum Phone 562-0270
Address POB 2966, Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting M. Rosenblum Phone 562-0270
(Name)
7. Location: On the west side of Route 9W
(Street)
700 feet north
(Direction)
of Caesars Lane
(Street)
8. Acreage of Parcel 6.95 9. Zoning District NC/R4
10. Tax Map Designation: Section 37 Block 1 Lot 25,26,27
11. This application is for modified Site Plan for revised
vehicle storage building and grading at the building and
rear of site.

MAY 20 1993

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? yes

If so, list Case No. and Name Variance for front yard setback for entrance canopy granted 23 Nov 1992.

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Mary Bonura being duly sworn, deposes and says that he resides at 101 Route 9W, New Windsor, NY 12553 in the County of Orange and State of NY and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Mary Bonura
(Owner's Signature)

18th day of May 1993

(Applicant's Signature)

Carol A. Owen
Notary Public

(Title)

93 - 20

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <input type="checkbox"/> Storm Drainage |
| | 34. <input type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input type="checkbox"/> Water Supply |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input type="checkbox"/> Landscaping | of Total Area) |
| 23. <input type="checkbox"/> Exterior Lighting | 48. <input type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input type="checkbox"/> Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input type="checkbox"/> Loading Areas | 50. <input type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input type="checkbox"/> Paving Details | 51. <input type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Richard Ruhl
Licensed Professional

Date: 18 May 1993

93-20

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Mary Bonura, deposes and says that he
resides at 101 Route 9W, New Windsor, NY 12553
(Owner's Address)

in the County of Orange
and State of New York
and that he is the owner in fee of Anthony's Pier 9

which is the premises described in the foregoing application and
that he has authorized Joseph Bonura and Marshall Rosenblum
to make the foregoing application as described therein.

Date: 18 May 1993

Mary Bonura
(Owner's Signature)

Roseli Kunkel
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

817.21

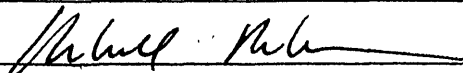
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Marshall Rosenblum	2. PROJECT NAME Anthony's Pier 9
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 101 Route 9W, New Windsor, NY 12553	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 4,250 sf Vehicle storage building, and grading modifications w/ new perim. fencing.	
7. AMOUNT OF LAND AFFECTED: Initially <u>+/- 1 ac</u> acres Ultimately <u>+/- 1 ac</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Marshall Rosenblum</u>	Date: <u>18 May 1993</u>
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> 	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:</p>	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
<p>Name of Lead Agency</p>	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
<p>Print or Type Name of Responsible Officer in Lead Agency</p>	<p>Title of Responsible Officer</p>
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
<p>Signature of Responsible Officer in Lead Agency</p>	<p>Signature of Preparer (if different from responsible officer)</p>
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
<p>Date</p>	

WIDE DRAINAGE
MENT; PER F.M.
830

$R=50.00'$
 $L=98.15'$

$N39^{\circ}43'30''E$

164.40'

$N38^{\circ}34'00''E$

127.50'

$N40^{\circ}32'00''E$
39.91'

STONE WALL

EDGE OF WOODS

ZONE 12.4

PROPOSED
35x50 = 4350 SF

VEHICLE STORAGE
3000 SF

$N43^{\circ}33'25''E$

454.36'

PAVED DRIVE

TWO STORY AREA

EXISTING GARDEN AREA
11,600 SF

exit landing & steps

282.10'

$S49^{\circ}37'08''E$



N/F LSI
L.1496 P.237

NEE
STREET

MANHOLE
RIM=128.2
INV.=122.7

8" SEWERLINE

N 39°43'30" E 164.40'

N25°14'00"W
22.12'

*Proposed Chain Link
fence*

N/F BONURA
L.2349 P.196
(VACANT)

N/F BONURA
L.2349 P.196
(VACANT)

N/F BONURA
L.2536 P.344

S02°45'32"E
166.81'

EXISTING 15' WIDE
DRAINAGE EASEMENT
PER F.M. # 4830

DRAINAGE
COURSE

MANHOLE
RIM=92.8

INV. 4" PVC
=87.2

INV. 10" PIPE
=84.8

S41°08'00"W
110.93'

S41°08'00"W
25.86'

EXISTING 20' WIDE DRAINAGE &
SANITARY SEWER EASEMENT
PER F.M. # 4830

N 41°53'57" W
178.29'

N/F TOWN OF NEW WINDSOR
N 41°43'30" E 117.44'

R=50.00'
L=65.00'

R=50.00'
L=98.15'

108+9
107+2

110
104+5

0+50
100

0+00

127 1

126 1

126 4

126 7

124 9

125 7

1+50

120

120

110

108+9

107+2

1+00

110

104+5

0+50

100

92

92

0+00